

A. 1. **CALL TO ORDER** – Chairman Pedroza called the meeting to order at 6:01 p.m.

PRESENT: Commissioners Elvis Dias, Geoff Powers, Constance Anderson, Jim Reape, Kristin Bettencourt, and Chairman Victor Pedroza

ABSENT: Commissioner Nick Hackler

2. **SALUTE TO THE FLAG**

B. **APPROVAL OF MINUTES**

1. Accepting minutes of regular Planning Commission meeting of June 1, 2017.

Motion by Commissioner Powers seconded by Commissioner Anderson to accept the minutes as submitted. Motion carried with Commissioner Dias abstaining and Commissioner Hackler absent.

C. **ANNOUNCEMENTS**

Commissioner Pedroza announced upcoming Joint City Council and Planning Commission Meeting is August 8th at 5:00 p.m.

D. **PUBLIC PARTICIPATION**

Chairman Pedroza opened the floor for Public Participation. No one spoke. Chairman Pedroza closed the floor for Public Participation.

E. 1. **DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS**

2. **DISCLOSURE OF EX PARTE COMMUNICATIONS**

The following agenda items are subject to the requirement for disclosure of Ex Parte Communications: *Planning Commissioners will disclose Ex Parte Communications immediately following the introduction of each of these items by the Planning Commission Chair, as they appear on the agenda below.*

None

F. **CONSENT CALENDAR**

None

G. **PUBLIC HEARINGS**

***CONSENT ITEMS**

1. TIME EXTENSION FOR CUP 2006-04 AMENDMENT (Sikh Temple):

Senior Planner, Katie Quintero explained applicant is requesting a one year time extension for the previously approved Conditional Use Permit 2006-04 Amendment which allowed for the construction of a new two story, approximately 21,000 square foot building.

Public Hearing

Chairman Pedroza opened the public hearings. No one spoke. Chairman Pedroza closed the public hearings

- a) **Motion:** Motion by Commissioner Anderson, seconded by Commissioner Powers, determining that the Time Extension for CUP 2006-04 (Sikh Temple) is "Categorically Exempt" from the provisions of CEQA. Motion carried unanimously with Commissioner Hackler absent.

- b) **Motion:** Motion by Commissioner Anderson, seconded by Commissioner Powers, approving Time Extension for CUP 2006-04 Amendment (Sikh Temple). Motion carried unanimously with Commissioner Hackler absent.

NONCONSENT ITEMS

These items will be individually discussed and reviewed in detail.

Item J2 was moved to be discussed out of order:

J2 CONDITIONS OF APPROVAL AMENDMENT APPLICATION FOR USE PERMIT NO. PLN 2012-0017 – DAN AVILA & SONS (N. WASHINGTON ROAD WAREHOUSE LOCATED AT 1301 N WASHINGTON ROAD IN THE TURLOCK AREA):

Deputy Director Debra Whitmore explained the applicant is seeking to amend conditions on original County use permit regarding the City's conditions to mitigate impact fees for transportation, police and fire services. The conditions require the payment of City transportation, police and fire development impact fees, as well as right of way dedication, frontage improvements, and irrevocable offer of dedication for remainder of the property to improve North Washington Road. She stated these requirements are equivalent to those required for industrial developments in the immediate area but located within the City Limits.

Mr. Dan Avila, the applicant, stated he would be fine with paying the City's impact fees but was concerned about the cost of the Engineering fees for the encroachment permit. Ms. Whitmore explained the fees are to pay for the staff time of reviewing the plans and are established based on the value of the work to be done. Mr. Avila did raise concern about the frontage improvements and wanted to have some assurance that he would not have to do additional improvements to the frontage, including the canal overcrossing, in the future. Ms. Whitmore explained that changes in the site plan from what is being

shown in the submitted encroachment permit could trigger changes in the frontage improvements, including the canal crossing; however, based on the site plan Mr. Avila has submitted additional improvements would not be required.

Commission discussed this item. Chair Pedroza indicated that such improvements and conditions are required for all development within the City to ensure quality development and the City would expect development on its boundaries to comply with the same requirements. He reassured Mr. Avila that as long as the site plan does not change, the improvements shown in the encroachment permit plan would not trigger additional improvement costs; however, noted any changes to the plan could potentially do so.

- a) **Motion:** Motion by Commissioner Reape, seconded by Commissioner Anderson, recommending the City Council oppose the proposed amendments to County Use Permit No. PLN 2012-0017. Motion carried unanimously with Commissioner Hackler absent.

H. OTHER MATTERS

1. PROPERTY OWNER WORKSHOP ON PROPOSED AMENDMENTS TO DESIGNATIONS IN THE WESTSIDE INDUSTRIAL SPECIFIC PLAN:

Deputy Director Debbie Whitmore presented potential changes to the land use designations in the Westside Industrial Specific Plan for properties located along Dianne Drive, north of West Main. Staff provided a presentation of various options for re-designating several properties in the study area.

Commissioner Pedroza opened public comment:

Several property owners expressed concern about changing the zoning to Industrial Business Park due to the potential for industrial development that would conflict with their current residential and agricultural use of their properties. They were also concerned about heavy trucks utilizing Dianne Drive as it is a two-lane country road that is in bad condition. The groups of residents generally seemed to agree over their concurrence with Option 2 (an option that would leave the Commercial Office designation on their properties but allow a change to Heavy Commercial to the properties on the east side of Dianne Drive). They did not seem supportive of changes in the land use permitting processes for the zoning districts.

Commissioner Pedroza closed the public comment.

Deputy Director Debbie Whitmore indicated that staff would pursue Option #2 in the update to the Westside Industrial Specific Plan and that additional public review and comment would be conducted once the draft Plan is updated.

2. WORKSHOP ON THE PROPOSED GRADUATED DENSITY OVERLAY DISTRICT AND NEOTRADITIONAL OVERLAY DISTRICT, AND AMENDMENT TO THE DOWNTOWN OVERLAY DISTRICT:

Deputy Director Debbie Whitmore initiated a discussion on preparing zoning regulations for two new overlay districts pursuant to General Plan Guiding Policy 2.5-

d and minor amendments to the Downtown Industrial/Residential Overlay District pursuant to General Plan Implementing Policy 2.4-b.

3. WORKSHOP ON PROPOSED ZONING ORDINANCE AMENDMENT TO ADDRESS REASONABLE ACCOMODATION:

Senior Planner, Katie Quintero, discussed preparing a Zoning Ordinance amendment to address reasonable accommodation in regulations and procedures to ensure equal access to housing for individuals with disabilities.

Commissioner Reape commented the importance to allow homes to accommodate changes for people with health issues.

4. WORKSHOP ON THE DRAFT SIGN ORDINANCE: *This item was postponed to the August 3, 2017 Planning Commission meeting.*

I. COMMISSIONERS CONSIDERATION

1. Semi-Annual Planning Permit and Application report for January – July of 2017.

The Planning Commissioners had no comment.

J. CALIFORNIA ENVIORNMENTAL QUALITY ACT (CEQA) REFERRAL ITEMS

1. ACEFORWARD DRAFT ENVIRONMENTAL IMPACT REPORT SCH#2013062059:

Senior Planner, Katie Quintero presented the draft EIR for the ACE Commuter rail service.

K. COMMISSIONERS COMMENTS

Commissioners discussed the upcoming closure of Golden State and Fulkerth Road.

L. STAFF UPDATES

None

M. ADJOURNMENT

Chairman Pedroza asked for a motion to adjourn the meeting at 8:29 p.m. Motion by Commissioner Reape, seconded by Commissioner Anderson. Meeting was adjourned.

RESPECTFULLY SUBMITTED

Victor Pedroza
Chair

Debra A. Whitmore
Deputy Director of Development Services